



TOWN OF HINGHAM

Hingham Affordable Housing Trust

MEMORANDUM

Date: July 25, 2023

To: Tom Mayo, Town Administrator

From: Jennifer Oram, Senior Planner / Zoning Administrator &

Re: Tax Title Property Review and Access

In April of this year, the Trust heard a presentation from Staff about Tax Title properties that the Trust could possibly develop. The Trust then voted to allow myself and the Chair to expend up to \$10,000 to conduct the reviews on two of the properties; 1 Andrews Isle and 211 Hobart Street.

Attached please find a scope from McSweeney Associates, Inc. to conduct important due diligence and Site Review on both of these properties. The proposal is about \$2,000 over the \$10,000 that was approved by the Trust. That said, the reviews being conducted will be done in a phased approach, meaning that if by the third phase, it's clear the lot is not buildable, the review ceases and so does the spending.

I am writing to request access for McSweeney Associates, Inc. to these lots to conduct the various phases of the review listed on the attached scope. I reached out to John Coughlin about the proper process for this, and he felt that this access could be granted by you under the Town Administrator Special Act.

This is a first step in many, but the Trust would like to proceed with this process so that we can hopefully identify a buildable lot for an affordable unit.

Thank you very much for your time and consideration of this request.



McSweeney Associates, Inc.

Environmental Engineering Services

Thomas F. McSweeney 1894-1977
Brian McSweeney 1923-2015
Terence K. McSweeney
Colin T. McSweeney

745 Winter Street
Hanson, MA 02341
(781) 826-4571
(781) 570-9381

July 21, 2023

Jennifer Oram
Senior Planner, Town of Hingham
Hingham Town Hall
210 Central Street
Hingham, MA 02043
By email at: Oramj@Hingham-ma.gov

RE: Site assessments
1 Andres Isle & 211 Hobart Street
Hingham, MA

Dear Ms. Oram,

I write to provide a proposed work scope and budget estimate for activities to assess the development potential of the referenced sites relative to 310 CMR 15.00 (“Title V”) and Hingham Board of Health regulations. Although the outline below is provided in individual task specific phases, it is important to note that these tasks must be completed in the provided sequence in order to reach the final conclusions. In other words, task #1 must be completed before task #2 can be initiated, and so on “down the line.”

Task #1, public records review – Records available in the offices of the Hingham Board of Health, Conservation Commission, Building Department, Water Department and on line (MassMapper, On-line Soil Survey, etc.) will be reviewed to identify issues of potential importance to this assessment. Two hours each site at \$150.00/hour, TOTAL FOR THIS TASK: \$600.00

Task #2, survey/staking of property corners – On the ground definition of property lines must be completed to ensure that soil testing is conducted in appropriate locations on the subject properties. Activities under this task will be completed by an outside sub-contractor (PLS/RLS) and will be arranged and coordinated by McSweeney Associates, Inc. \$1,200 per site, TOTAL FOR THIS TASK: \$2,400.00

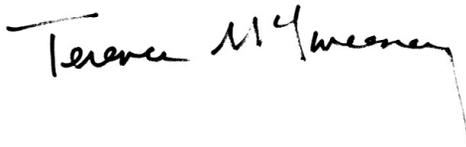
Task #3, wetland flagging/delineation – As both Title V and the “Hingham Board of Health Supplementary Rules and Regulations for the Disposal of Sanitary Sewage” contain required horizontal setback distances from wetlands, the delineation of all wetland resource areas on and in the vicinity of each site is required to ensure that soil testing is completed in appropriate locations. \$500.00 per site, TOTAL FOR THIS TASK \$1,000.00

Task #4, completion of test pits/soil analysis/percolation testing – Test pits will be excavated to allow the collection of data relative to the ability of site soils to accept on-site wastewater disposal systems. This data will include depths and thicknesses of soil layers, and soil layer textures, structures, colors and consistencies. If soil layers are identified which meet the design requirements of Title V, these layers will be subjected to percolation testing according to the procedures described in the regulations. Excavation equipment and operators will be provided by licensed outside sub-contractors to be arranged for and coordinated by McSweeney Associates, Inc. \$2,500.00 per site (including costs for sub-contractors), TOTAL FOR THIS TASK \$5,000.00

Task #5, assimilation of data into report format – The results of these assessments will be incorporated into a report detailing the activities completed and the results obtained. Site maps will be prepared showing the locations of relevant site features, including test pits, wetland resource areas, etc. The report will include a discussion of development potential from the perspective of both State and Town wastewater disposal regulations, with identification of what, if any, variances from those regulations would be required for the construction of Title V systems. \$1,500 per site, TOTAL THIS TASK \$3,000.00

Thank you for the opportunity to provide this work scope and associated costs; we are available to begin work on this project immediately.

Sincerely,
McSweeney Associates, Inc.

A handwritten signature in black ink that reads "Terence McSweeney". The signature is written in a cursive style with a long, thin tail on the final letter.

Terence McSweeney, R.S.
President